



				Floor Areas(Conditioned)			(Unconditioned)		
Building	Unit	Unit Type	Bedrooms	Level 1	Level 2	Level 3	Total Above Grade	Garage	Carport
A	A-1	2 story	4	1324	1688	133	2944	260	177)
	A-2	3 story - Interior	4	1009	1083	906	2996	269)	171
	A-3	2 story	4	1124	1688	133	2944	260	1771
	<u>-</u>	-					<u></u>		'
В	B-1	3 story - End	4	1009	1083	906	2996	260	171
	B-2	2 story	4	1324	1688	133	2944	Mod	171
	1.,	*					,,,,,	······.	,
С	C-1	3 story - €nd	4	1009	1081	906	2996	260	171
	C-2	3 story - Interior	4	1009	1801	906	2996	260	171
	C-3	3 story - Interior	4	1009	1081	906	2996	Zwo	171
	C-4	2 story	4	1124	1688	133	2944	260	1771
	···· ·································				······································				
D	D-1	3 story - End	4	1009	1801	906	2996	260	171
	D-2	2 story	4	1324	1688	133	2944	EVAG	1/1
•	1				••••				
E	E-1	2 story	4	1124	1688	133	2944	.200	171
	E-2	2 story - Unique	4	1215	1598	133	2946	2%0	1771

RMX-2 Zone Summary		12/22/2021			
Item	Parameter	Value	Comments		
Zone District	RMX-2				
Permitted Uses	Duplex	С	Conditional		
	Attached Dwelling Units	С	Conditional		
	Townhouses	С	Conditional		
Form and Bulk	Height	35'			
	Stories	3			
	Front Yard Setback	15'	@ East & South		
	Minimum Front Yard Setback for All Covered & Uncovered Parking Areas	20'	@ East & South		
	Interior Side Yard Setback	0'	@ West		
	Side Street Setback	0'			
	Rear Yard Setback	20'	@ North		
	Minimum Total for both Side Yard Setacks	n/a			
Intensity	FAR	n/a			
	Number of Dwelling Units per Acre	10	10units/acre * 1.3 Acres = 13 Dwelling Units		
	Minimum Open Space on Lots	15%	56,836 * .15= 8,525.4 SF		
	Minimum Private Open Space Per DU	60	Min. 497 sf provided		
	Minimum Number of Housing Types	2	Lot = 1.3 acres		
	Maximum Percentage of Any One Housing Type	50%	6 Duplex Units (46%), 4 Townhome Units (31%), and 3 Triplex Units (23%) to be provided		
Building Design Requirements	Primary Building Entrance Location Facing Street	Yes			
Parking	Residential Parking (4 BR Units)	2 per unit req'd	1 standard size Private Garage Space & 1 standard size Private Carport Space provided per Unit (26 total)		
			11 additional guest space provided along drive		
Solar Access	Solar Access Area	II	12' solar fence required by adjacent RL-1 zoned properties		



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NOTICE DUTY OF COOPERATION - RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, HIS CONTRACTOR, AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLEX.

ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION.

COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT COMPOUNDS MISUNDERSTANDING AND INCREASES CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED, AND SHALL RELIEVE THE ARCHITECT ARE UNAUTHORIZED, AND SHALL RELIEVE THE ARCHITECT ARE UNAUTHORIZED, AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.

3303 Broadway

REVISIONS

No.	Description	Date	

A001
ZONING
COMPLIANCE

12.23.2021

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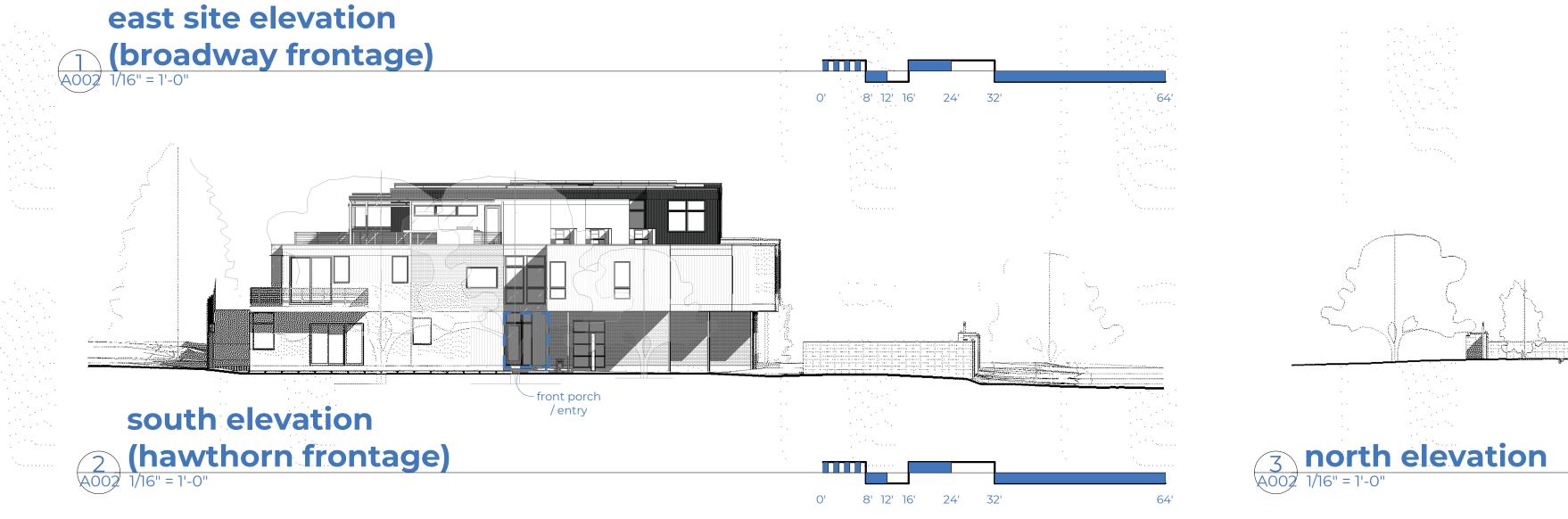
RELIEVE THE ARCHITECT OF RESPONSIBILITY
FOR ALL CONSEQUENCES ARRIVING OUT OF
SUCH CHANGES.

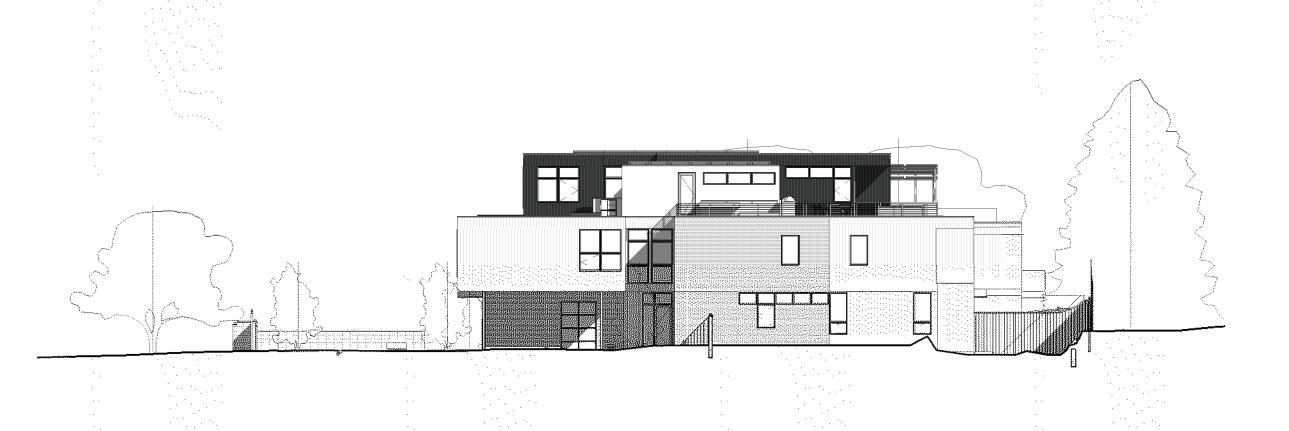
REVISIONS

A002 ZONING COMPLIANCE











4 west elevation
A002 1/16" = 1'-0"